

Minutes
Village of Orchard Park
Planning Board
April 7, 2026

The Village of Orchard Park Planning Board held a meeting on Tuesday April 7, 2026 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Gunner Tronolone at 7:00 p.m.

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|----------------------------|--------------------------------|
| <u>Members present:</u> | <u>Others Present:</u> |
| Gunner Tronolone, Chairman | John Gullo, Building Inspector |
| Krista Ehlert | Christine Hanavan, Secretary |
| Mark Gerwitz | |
| Myrna Woodard | |
| Kevin Crane, Alternate | |

Chairman Gunner Tronolone stated, "If anyone appearing before this Board is related through family, financial or business relationship with any member of the Board, it is incumbent upon him to make it known under New York State Law and the Village Code of Ethics."

Moved by Myrna Woodard, seconded by Gunner Tronolone to approve the minutes of the March 3, 2026 meeting.

The vote on the motion being:

| | |
|------------------|-----|
| Gunner Tronolone | Yes |
| Kevin Crane | Yes |
| Mark Gerwitz | Yes |
| Myrna Woodard | Yes |

The motion was carried.

Chairman Gunner Tronolone asked if site inspections for all applications presented were made by all board members.

| | |
|----------------------------|-----|
| Gunner Tronolone, Chairman | Yes |
| Kevin Crane | Yes |
| Krista Ehlert | Yes |
| Mark Gerwitz | Yes |
| Myrna Woodard | Yes |

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Sign Permit Application

OP Village Plaza LLC
4164 N Buffalo St.
Orchard Park, NY 14127
SBL #162.17-1-4

Applicant is requesting permission to install one (1) Plastic Acrylic sign for World of Desserts located at 4178 N Buffalo St. SBL #162.17-1-4

Appearance: Dave L. Shevchenko

Discussion: The sign will not be lit. The Board had no questions.

Moved by Krista Ehlert, seconded by Gunner Tronolone to approve the request to install one Plastic Acrylic sign for World of Desserts located at 4178 N Buffalo St. SBL #162.17-1-4

The vote on the motion being:

| | |
|----------------------------|-----|
| Gunner Tronolone, Chairman | Yes |
| Kevin Crane | Yes |
| Krista Ehlert | Yes |
| Mark Gerwitz | Yes |
| Myrna Woodard | Yes |

The motion was carried.

Building Permit Application

Seemore Outdoor Media, LLC
24 N Lincoln Avenue
Orchard Park, NY 14127
SBL #161.20-5-22.2

Applicant is requesting permission to replace basement walls and create a dwelling unit at 6390 W Quaker SBL #161.20-5-22.2

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Appearance: Mike Lukaszewski

Discussion: The foundation of the building is crumbling and needs repair. There will be no change to the footprint. Parking space requirements – need three spaces for the businesses and two for the residential occupancy. Existing businesses will be located on the first and second floors and additional residential occupancy will be in the basement.

Moved by Gunner Tronolone, seconded by Krista Ehlert, to approve the request to replace basement walls and create a dwelling unit at 6390 W Quaker SBL #161.20-5-22.2 subject to the approval of the Village Board Special Use Application.

The vote on the motion being:

| | |
|----------------------------|-----|
| Gunner Tronolone, Chairman | Yes |
| Kevin Crane | Yes |
| Krista Ehlert | Yes |
| Mark Gerwitz | Yes |
| Myrna Woodard | Yes |

The motion was carried.

Village Special Use Application

Seemore Outdoor Media, LLC
24 N Lincoln Avenue
Orchard Park, NY 14127
SBL #161.20-5-22.2

Applicant is requesting permission to convert space to create a dwelling unit at 6390 W Quaker St. SBL #161.20-5-22.2

Discussion: The Board had no questions.

Moved by Gunner Tronolone, seconded by Myrna Woodard to make a positive referral to the Village Board to convert space to create a dwelling unit at 6390 W Quaker St. SBL #161.20-5-22.2

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The vote on the motion being:

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|----------------------------|---------|
| Gunner Tronolone, Chairman | Approve |
| Kevin Crane | Approve |
| Krista Ehlert | Approve |
| Mark Gerwitz | Approve |
| Myrna Woodard | Approve |

The motion was carried.

Fence Permit Application

Mike Faltisco
83 Highland Avenue
Orchard Park, NY 14127
SBL #173.09-1-28

Applicant is requesting permission to erect a fence in the exterior yard setback.

Appearance: Mike Faltisco

Discussion: The proposed fence would be black vinyl chain link. The applicant has agreed to replace the bushes lining the road and in front of the fence if they were to die.

Moved by Gunner Tronolone, seconded by Mark Gerwitz to approve the request to erect a fence in the exterior yard setback.

The vote on the motion being:

| | |
|----------------------------|-----|
| Gunner Tronolone, Chairman | Yes |
| Kevin Crane | Yes |
| Krista Ehlert | Yes |
| Mark Gerwitz | Yes |
| Myrna Woodard | Yes |

The motion was carried.

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ZBA Referral

Mike Faltisco
83 Highland Avenue
Orchard Park, NY 14127
SBL #173.09-1-28

Applicant is requesting a Variance to Municipal Code Section 225.11(C)(1)(A)

Applicant is requesting a Variance to erect a 4 ft. high fence in an exterior side yard setback 4 ft. from the exterior side property line. 35 ft. setback required by code.

Moved by Gunner Tronolone, seconded by Mark Gerwitz, to make a positive referral to the Zoning Board of Appeals to erect a 4 ft. high fence in an exterior side yard setback 4 ft. from the exterior side property line at 83 Highland Avenue for Mike Faltisco.

The vote on the motion being:

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|----------------------------|-----|
| Gunner Tronolone, Chairman | Yes |
| Kevin Crane | Yes |
| Krista Ehlert | Yes |
| Mark Gerwitz | Yes |
| Myrna Woodard | Yes |

The motion was carried.

Building Permit Application

Cody Michaels
4214 N Buffalo St.
Orchard Park, NY 14127
SBL #162.17-1-6

Applicant is requesting permission to add two dwelling units on the upper floor of 4214 N Buffalo St

Moved by Gunner Tronolone, seconded by Krista Ehlert to grant permission to add two dwelling units on the upper floor of 4214 N Buffalo St. SBL #162.17-1-6

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Village Special Use Application

Cody Michaels
4214 N Buffalo St.
Orchard Park, NY 14127
SBL #162-17-1-6

Applicant is requesting permission to add dwelling units on the second floor of 4214 N Buffalo St. for short term rentals SBL #162.17-1-6

Moved by Gunner Tronolone, seconded by Myrna Woodard to make a positive referral to the Village Board to grant permission to add 2 dwelling units for short term rental at 4214 N Buffalo St.

The vote on the motion being:

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|----------------------------|-----|
| Gunner Tronolone, Chairman | Yes |
| Kevin Crane | Yes |
| Krista Ehlert | Yes |
| Mark Gerwitz | Yes |
| Myrna Woodard | Yes |

The motion was carried.

The next regular meeting is May 5, 2026.

Moved by Krista Ehlert, seconded by Mark Gerwitz to adjourn at 7:28 p.m

The vote on the motion being:

| | |
|----------------------------|-----|
| Gunner Tronolone, Chairman | Yes |
| Kevin Crane | Yes |
| Krista Ehlert | Yes |
| Mark Gerwitz | Yes |
| Myrna Woodard | Yes |

The motion was carried.

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Respectfully submitted,

Chairman's Approval

Christine Hanavan
Secretary

Date_____